

020.A

0003

0101.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

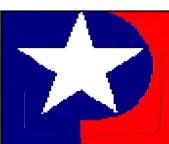
387,200 / 387,200

USE VALUE:

387,200 / 387,200

ASSESSED:

387,200 / 387,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
30		HAMILTON RD, ARLINGTON

<b>OWNERSHIP</b>	Unit #:	101
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Owner 1: FOLEY DENNIS P

Owner 2:

Owner 3:

Street 1: 30 HAMILTON RD #101

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 575 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6048																

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	387,200			387,200			145266
							GIS Ref		
							GIS Ref		
							Insp Date		
							12/13/17		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	387,200	0	.	.	387,200		Year end	12/23/2021
2021	102	FV	381,800	0	.	.	381,800		Year End Roll	12/10/2020
2020	102	FV	371,000	0	.	.	371,000	371,000	Year End Roll	12/18/2019
2019	102	FV	349,000	0	.	.	349,000	349,000	Year End Roll	1/3/2019
2018	102	FV	289,200	0	.	.	289,200	289,200	Year End Roll	12/20/2017
2017	102	FV	269,300	0	.	.	269,300	269,300	Year End Roll	1/3/2017
2016	102	FV	269,300	0	.	.	269,300	269,300	Year End	1/4/2016
2015	102	FV	253,100	0	.	.	253,100	253,100	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
		16646-136		12/1/1985		85,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/26/1998	616	Manual	92,900					REROOF/SIDE PENTHO	12/13/2017	Measured	DGM	D Mann
									5/6/2000		197	PATRIOT

**ACTIVITY INFORMATION**

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc CONDO

Total:

Spl Credit

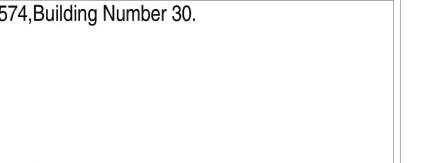
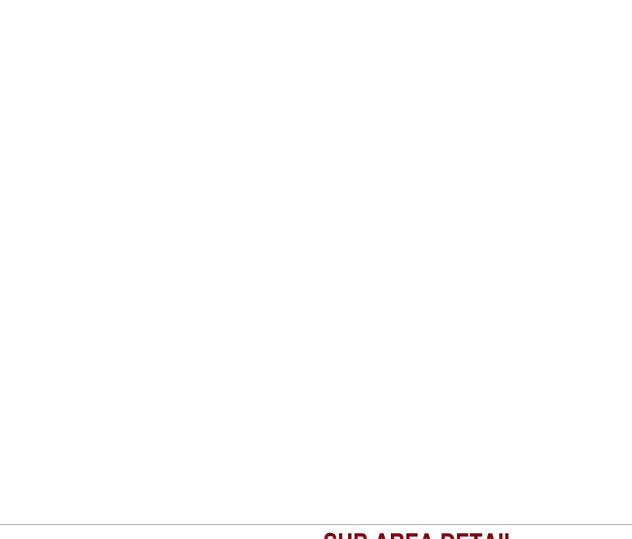
Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 7 - Condo Garden		Full Bath: 1	Rating: Average	A Bath:	Rating:	641-2574, Building Number 30.														
Sty Ht: 1 - 1 Story		3/4 Bath:	Rating:																	
(Liv) Units: 1	Total: 1	A 3QBth:	Rating:																	
Foundation: 3 - Brick or Stone		1/2 Bath: 0	Rating: Average																	
Frame: 2 - Steel		A HBth:	Rating:																	
Prime Wall: 7 - Brick		OthrFix:	Rating:																	
Sec Wall:	%																			
Roof Struct: 4 - Flat		<b>RESIDENTIAL GRID</b>																		
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1																
Color: BRICK		A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
View / Desir: R - REAR		Fpl: 0	Rating: Average	Other																
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:	Upper														
Grade: C - Average																				
Year Blt: 1985	Eff Yr Blt:	Location: R - Rear																		
Alt LUC:	Alt %:	Total Units:																		
Jurisdict:	Fact: .	Floor: 1 - 1st Floor																		
Const Mod:																				
Lump Sum Adj:																				
<b>INTERIOR INFORMATION</b>				% Own: 0.762099981	<b>RES BREAKDOWN</b>															
Avg Ht/FL: STD																				
Prim Int Wal: 2 - Plaster																				
Sec Int Wall:	%	Name: 35 - 6050																		
Partition: T - Typical																				
Prim Floors: 4 - Carpet																				
Sec Floors:	%	<b>REMODELING</b>																		
Bsmnt Flr:																				
Subfloor:																				
Bsmnt Gar:																				
Electric: 3 - Typical																				
Insulation: 2 - Typical																				
Int vs Ext: S																				
Heat Fuel: 1 - Oil																				
Heat Type: 3 - Forced H/W																				
# Heat Sys:																				
% Heated: 100	% AC: 100	Phys Cond: AV - Average	20. %	Exterior:	No Unit	RMS	BRS	FL	<b>SUB AREA</b>											
Solar HW: NO	Central Vac: NO	Functional:	%	Interior:	1	3	1	0	<b>SUB AREA DETAIL</b>											
% Com Wal	% Sprinkled	Economic:	%	Additions:																
		Special:	%	Kitchen:																
		Override:	%	Baths:																
				Plumbing:																
				Electric:																
				Heating:																
				General:																
				Totals	1	3	1													
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>																
Basic \$ / SQ: 325.00				Rate	Parcel ID	Typ	Date	Sale Price												
Size Adj.: 1.54347825																				
Const Adj.: 1.04957998																				
Adj \$ / SQ: 526.501																				
Other Features: 32701																				
Grade Factor: 1.00																				
NBHD Inf: 1.45000005																				
NBHD Mod:																				
LUC Factor: 1.00																				
Adj Total: 486387																				
Depreciation: 99223																				
Deprecated Total: 387164																				
				WtAv\$/SQ:	AvRate:	Ind.Val														
				Juris. Factor:		Before Depr:	763.43													
				Special Features: 0		Val/Su Net:	673.39													
				Final Total: 387200		Val/Su SzAd	673.39													
<b>MOBILE HOME</b> Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____																				
<b>SPEC FEATURES/YARD ITEMS</b>																				
<b>PARCEL ID</b> 020.A-0003-0101.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N Total Yard Items: _____ Total Special Features: _____ Total: _____																				
																				
																				
																				
																				
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																				